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Doc#: 1825619255 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2018 11:09 AM Pg: 1 of 3

MAIL AFTER RECORDING:

C. Luchhoff
P.O. Box 190
Riverside, IL 60546-0190
18209430

Dec ID 20180901679111
ST/CO Stamp 1-877-651-616 ST Tax \$109.50 CO Tax \$54.75

WARRANTY DEED
Individual to individual

PRIMA TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

GRANTOR, SHARON A. DEPILO, single of 320 Circle Ave., # 303, Forest Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, CONVEYS, GRANTS and WARRANTS to the GRANTEE James J. Walsh, single, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes for the year 2018 and following, which are not yet due and payable; conditions, covenants and restrictions of record, including those of the Declaration of Condominium recorded as 25710894, building lines and easements of record, so long as it does not interfere with the current use and enjoyment of the property.

This property is not subject to homestead laws of the State of Illinois.

Permanent Index Number: 15-12-434-050-1017

Property Address: 320 Circle Ave., # 303, Forest Park, IL 60130

DATED this 12 day of September, 2018.

Sharon A. Depillo
Sharon A. Depillo

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **7348**
[Signature]
Approved/Date

REAL ESTATE TRANSFER TAX		13-Sep-2018
COUNTY:	ILLINOIS:	54.75
	TOTAL:	109.50
		164.25

15-12-434-050-1017 | 20180901679111 | 1-877-651-616

PRIMA TITLE 

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Sharon A. Depillo the above named person(s) personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed sealed and delivered said instrument as her free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 12 day of September 2018

Pat M Sage (SEAL)



This document prepared by:
Jodiann N. Pacer, Esq.
824 S Scoville
Oak Park IL 60304

SEND FUTURE TAX BILLS to:

James J. Walsh
320 Circle Ave # 303
Oak Park IL 60130

Property of Cook County Clerk's Office

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File No: 1820943

EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 303, IN 320 CIRCLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17 AND 19 IN BLOCK 37 IN KIEFER'S SUBDIVISION OF BLOCKS 29 AND 37 IN RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25710894, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-36, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 25710894, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 320 Circle Ave, Unit 303, Forest Park , IL 60130

PERMANENT INDEX NUMBER: 15-12-434-050-1017

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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